

044.0

0007

0006.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

732,200 / 732,200

USE VALUE:

732,200 / 732,200

ASSESSED:

732,200 / 732,200


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 77 |        | BEACON ST, ARLINGTON  |

## OWNERSHIP

Unit #:

|          |                              |
|----------|------------------------------|
| Owner 1: | DUMOUCHEL MATTHEW & JENNIFER |
| Owner 2: |                              |
| Owner 3: |                              |

Street 1: 71 BENEFIT ST

Street 2: APT 2

Twn/City: PROVIDENCE

|               |       |            |
|---------------|-------|------------|
| St/Prov: RI   | Cntry | Own Occ: N |
| Postal: 02904 |       | Type:      |

## PREVIOUS OWNER

|          |                   |
|----------|-------------------|
| Owner 1: | WIECHENS RYAN D - |
| Owner 2: | -                 |

Street 1: 77 BEACON ST

Twn/City: ARLINGTON

|               |       |
|---------------|-------|
| St/Prov: MA   | Cntry |
| Postal: 02474 |       |

## NARRATIVE DESCRIPTION

This parcel contains .123 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1920, having primarily Clapboard Exterior and 1215 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |

## PROPERTY FACTORS

| Item       | Code | Description | %   | Item    | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z          | R2   | TWO FAMIL   | 100 | water   |      |             |
| o          |      |             |     | Sewer   |      |             |
| n          |      |             |     | Electri |      |             |
| Census:    |      |             |     | Exempt  |      |             |
| Flood Haz: |      |             |     |         |      |             |
| D          |      |             |     | Topo    | 1    | Level       |
| s          |      |             |     | Street  |      |             |
| t          |      |             |     | Gas:    |      |             |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj  | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101      | One Family  |          | 5375        | Sq. Ft.            | Site      |           |           | 0          | 80.        | 1.08 | 1     |             |           |        |   |        |   |        |   | 465,002         |           |   |           |        |      | 465,000   |       |

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|----------|-----------|----------------|------------|------------|-------------|-------------------|-----------|
| 101      | 5375.000  | 267,200        |            | 465,000    | 732,200     |                   | 31682     |
|          |           |                |            |            |             |                   | GIS Ref   |
|          |           |                |            |            |             |                   | GIS Ref   |
|          |           |                |            |            |             |                   | Insp Date |
|          |           |                |            |            |             |                   | 11/23/18  |

!3804!

## USER DEFINED

|                |          |
|----------------|----------|
| Prior Id # 1:  | 31682    |
| Prior Id # 2:  |          |
| Prior Id # 3:  |          |
| Prior Id # 1:  |          |
| Prior Id # 2:  |          |
| Prior Id # 3:  |          |
| PRINT          |          |
| Date           | Time     |
| 12/29/21       | 23:36:45 |
| LAST REV       |          |
| Date           | Time     |
| 08/26/21       | 10:45:44 |
| jorourke       |          |
| 3804           |          |
| ASR Map:       |          |
| Fact Dist:     |          |
| Reval Dist:    |          |
| Year:          |          |
| LandReason:    |          |
| BldReason:     |          |
| CivilDistrict: |          |
| Ratio:         |          |

## PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes         | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2022   | 101 | FV  | 267,200    | 0         | 5,375.    | 465,000    | 732,200     |               | Year end      | 12/23/2021 |
| 2021   | 101 | FV  | 259,900    | 0         | 5,375.    | 465,000    | 724,900     |               | Year End Roll | 12/10/2020 |
| 2020   | 101 | FV  | 260,000    | 0         | 5,375.    | 465,000    | 725,000     | 725,000       | Year End Roll | 12/18/2019 |
| 2019   | 101 | FV  | 222,100    | 0         | 5,375.    | 494,100    | 716,200     | 716,200       | Year End Roll | 1/3/2019   |
| 2018   | 101 | FV  | 222,100    | 0         | 5,375.    | 360,400    | 582,500     | 582,500       | Year End Roll | 12/20/2017 |
| 2017   | 101 | FV  | 222,100    | 0         | 5,375.    | 313,900    | 536,000     | 536,000       | Year End Roll | 1/3/2017   |
| 2016   | 101 | FV  | 222,100    | 0         | 5,375.    | 267,400    | 489,500     | 489,500       | Year End      | 1/4/2016   |
| 2015   | 101 | FV  | 210,100    | 0         | 5,375.    | 261,600    | 471,700     | 471,700       | Year End Roll | 12/11/2014 |

## SALES INFORMATION

| TAX DISTRICT    |           | PAT ACCT. |                 |
|-----------------|-----------|-----------|-----------------|
| Grantor         | Legal Ref | Type      | Date            |
| WIECHENS RYAN D | 67529-220 | 6/29/2016 | 596,000 No No   |
| JACKSON MELODIE | 54913-465 | 6/29/2010 | 402,000 No No   |
| CARNEY JOHN     | 42629-42  | 4/28/2004 | 419,000 No No   |
| BRENNAN CATHERI | 40995-25  | 9/24/2003 | 332,500 No No N |
|                 | 12133-85  | 12/1/1971 |                 |

## BUILDING PERMITS

| Date     | Number | Descrip  | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment       |
|----------|--------|----------|--------|-----|------------|----------|------------|---------------|
| 1/5/2004 | 1      | Redo Kit | 6,500  | C   |            | G5       | GR FY05    | and 1/2 Bath. |

## ACTIVITY INFORMATION

| Date       | Result       | By  | Name        |
|------------|--------------|-----|-------------|
| 8/26/2021  | USPS         | JO  | Jenny O     |
| 11/23/2018 | MEAS&NOTICE  | HS  | Hanne S     |
| 3/8/2017   | SQ Returned  | EMK | Ellen K     |
| 4/15/2009  | Measured     | 372 | PATRIOT     |
| 9/1/2004   | MLS          | BR  | B Rossignol |
| 7/28/2004  | MLS          | MM  | Mary M      |
| 4/1/2004   | Permit Visit | BR  | B Rossignol |
| 3/3/2000   | Meas/Inspect | 263 | PATRIOT     |
| 11/1/1981  |              | MS  |             |

Sign: VERIFICATION OF VISIT NOT DATA / / /

|   |                   |                         |                   |                           |          |           |       |                         |            |     |     |                      |      |       |            |            |              |
|---|-------------------|-------------------------|-------------------|---------------------------|----------|-----------|-------|-------------------------|------------|-----|-----|----------------------|------|-------|------------|------------|--------------|
| <b>EXTERIOR INFORMATION</b>   |                   |                         |                   | <b>BATH FEATURES</b>      |          |           |       | <b>COMMENTS</b>         |            |     |     | <b>SKETCH</b>        |      |       |            |            |              |
| Type: 15 - Old Style  | 1                 | Rating: Good            |                   |                           |          |           |       |                         |            |     |     |                      |      |       |            |            |              |
| Sty Ht: 2A - 2 Sty +Attic   |                   | A Bath:                 | Rating:           |                           |          |           |       |                         |            |     |     |                      |      |       |            |            |              |
| (Liv) Units: 1  | Total: 1          | 3/4 Bath:               | Rating:           |                           |          |           |       |                         |            |     |     |                      |      |       |            |            |              |
| Foundation: 3 - BrickorStone  |                   | A 3QBth:                | Rating:           |                           |          |           |       |                         |            |     |     |                      |      |       |            |            |              |
| Frame: 1 - Wood   |                   | 1/2 Bath: 1             | Rating: Good      |                           |          |           |       |                         |            |     |     |                      |      |       |            |            |              |
| Prime Wall: 2 - Clapboard   |                   | A HBth:                 | Rating:           |                           |          |           |       |                         |            |     |     |                      |      |       |            |            |              |
| Sec Wall:   | %                 | OthrFix:                | Rating:           |                           |          |           |       |                         |            |     |     |                      |      |       |            |            |              |
| Roof Struct: 1 - Gable  |                   |                         |                   |                           |          |           |       |                         |            |     |     |                      |      |       |            |            |              |
| Roof Cover: 1 - Asphalt Shgl  |                   | <b>OTHER FEATURES</b>   |                   |                           |          |           |       |                         |            |     |     |                      |      |       |            |            |              |
| Color: YELLOW   |                   | Kits: 1                 | Rating: Very Good |                           |          |           |       |                         |            |     |     |                      |      |       |            |            |              |
| View / Desir:   |                   | A Kits:                 | Rating:           |                           |          |           |       |                         |            |     |     |                      |      |       |            |            |              |
|   |                   | Frp:                    | Rating:           |                           |          |           |       |                         |            |     |     |                      |      |       |            |            |              |
|   |                   | WSFlue:                 | Rating:           |                           |          |           |       |                         |            |     |     |                      |      |       |            |            |              |
| <b>GENERAL INFORMATION</b>  |                   |                         |                   | <b>CONDOS INFORMATION</b> |          |           |       | <b>RESIDENTIAL GRID</b> |            |     |     | <b>SKETCH</b>        |      |       |            |            |              |
| Grade: C - Average  |                   |                         |                   |                           |          |           |       |                         |            |     |     |                      |      |       |            |            |              |
| Year Blt: 1920  | Eff Yr Blt:       |                         |                   |                           |          |           |       |                         |            |     |     |                      |      |       |            |            |              |
| Alt LUC:  | Alt %:            |                         |                   |                           |          |           |       |                         |            |     |     |                      |      |       |            |            |              |
| Jurisdct: G10   | Fact: .           |                         |                   |                           |          |           |       |                         |            |     |     |                      |      |       |            |            |              |
| Const Mod:  |                   |                         |                   |                           |          |           |       |                         |            |     |     |                      |      |       |            |            |              |
| Lump Sum Adj:   |                   |                         |                   |                           |          |           |       |                         |            |     |     |                      |      |       |            |            |              |
| <b>INTERIOR INFORMATION</b>   |                   |                         |                   | <b>DEPRECIATION</b>       |          |           |       | <b>REMODELING</b>       |            |     |     | <b>RES BREAKDOWN</b> |      |       |            |            |              |
| Avg Ht/FL: STD  |                   | Phys Cond: GD - Good    | 18. %             |                           |          |           |       | Exterior:               | No Unit    | RMS | BRS | FL                   |      |       |            |            |              |
| Prim Int Wal 2 - Plaster  |                   | Functional:             | %                 |                           |          |           |       | Interior:               | 1          | 6   | 2   |                      |      |       |            |            |              |
| Sec Int Wall:   | %                 | Economic:               | %                 |                           |          |           |       | Additions:              |            |     |     |                      |      |       |            |            |              |
| Partition: T - Typical  |                   | Special:                | %                 |                           |          |           |       | Kitchen:                | 2004       |     |     |                      |      |       |            |            |              |
| Prim Floors: 3 - Hardwood   |                   | Override:               | %                 |                           |          |           |       | Baths:                  |            |     |     |                      |      |       |            |            |              |
| Sec Floors: 4 - Carpet  | 50 %              | Total:                  | 18.6 %            |                           |          |           |       | Plumbing:               |            |     |     |                      |      |       |            |            |              |
| Bsmnt Flr: 12 - Concrete  |                   |                         |                   |                           |          |           |       | Electric:               |            |     |     |                      |      |       |            |            |              |
| Subfloor:   |                   |                         |                   |                           |          |           |       | Heating:                |            |     |     |                      |      |       |            |            |              |
| Bsmnt Gar:  |                   |                         |                   |                           |          |           |       | General:                |            |     |     |                      |      |       |            |            |              |
| Electric: 3 - Typical   |                   |                         |                   |                           |          |           |       | Totals                  | 1          | 6   | 2   |                      |      |       |            |            |              |
| Insulation: 2 - Typical   |                   |                         |                   |                           |          |           |       |                         |            |     |     |                      |      |       |            |            |              |
| Int vs Ext: S   |                   |                         |                   |                           |          |           |       |                         |            |     |     |                      |      |       |            |            |              |
| Heat Fuel: 1 - Oil  |                   |                         |                   |                           |          |           |       |                         |            |     |     |                      |      |       |            |            |              |
| Heat Type: 5 - Steam  |                   |                         |                   |                           |          |           |       |                         |            |     |     |                      |      |       |            |            |              |
| # Heat Sys: 1   |                   |                         |                   |                           |          |           |       |                         |            |     |     |                      |      |       |            |            |              |
| % Heated: 100   | % AC:             |                         |                   |                           |          |           |       |                         |            |     |     |                      |      |       |            |            |              |
| Solar HW: NO  | Central Vac: NO   |                         |                   |                           |          |           |       |                         |            |     |     |                      |      |       |            |            |              |
| % Com Wal   | % Sprinkled       |                         |                   |                           |          |           |       |                         |            |     |     |                      |      |       |            |            |              |
| <b>MOBILE HOME</b>  |                   |                         |                   | Make:                     | Model:   | Serial #: | Year: | Color:                  |            |     |     |                      |      |       |            |            |              |
| <b>SPEC FEATURES/YARD ITEMS</b>   |                   |                         |                   |                           |          |           |       |                         |            |     |     |                      |      |       |            |            |              |
| Code  | Description       | A                       | Y/S               | Qty                       | Size/Dim | Qual      | Con   | Year                    | Unit Price | D/S | Dep | LUC                  | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value |
| 2   | Frame Shed        | D                       | Y                 | 1                         | 6X8      | A         | AV    | 2018                    | 0.00       | T   | 1   | 101                  |      |       |            |            |              |
| <b>PARCEL ID</b> 044.0-0007-0006.0  |                   |                         |                   |                           |          |           |       |                         |            |     |     |                      |      |       |            |            |              |
| More: N   | Total Yard Items: | Total Special Features: |                   |                           |          | Total:    |       |                         |            |     |     |                      |      |       |            |            |              |
| <b>IMAGE</b> <b>AssessPro Patriot Properties, Inc</b>                                 |                   |                         |                   |                           |          |           |       |                         |            |     |     |                      |      |       |            |            |              |
|  |                   |                         |                   |                           |          |           |       |                         |            |     |     |                      |      |       |            |            |              |